

MINUTES

City of Franklin Plan Commission Meeting

November 4, 2004
Approved November 18, 2004

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of November 4, 2004, to order at 7:07 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Sohns & Commissioners Ziegenhagen, Ritter, Bennett, Skowronski & Szychlinski. Also present were Planner Booth & Planning Secretary Wilson.

MINUTES

October 21, 2004

- II. A. Consideration of the minutes of the regular meeting of the Plan Commission of October 21, 2004, was tabled for corrections to be made, to a future meeting by the chair.

PUBLIC HEARINGS

III.

Consideration of a request to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-6 Suburban Single-Family Residence District to B-3 Community Business District, at approximately 8551 & 8661 West Loomis Road, NE & NW 1/4 of Sec. 09.

- A. The Mayor called the Public Hearing to order at 7:58 p.m. Sandy Adam and other members of the Economic Development Commission presented the proposal (see attachments). Many members of the public and Aldermen Olson & Solomon spoke to the request.

At 9:45 p.m., Alderman Sohns moved and Commissioner Skowronski seconded a five-minute recess. Upon voice vote, Alderman Sohns & Commissioners Ziegenhagen, Ritter, Skowronski & Szychlinski voted 'aye'. Commissioner Bennett voted 'no.' Motion carried.

Reconvening at 9:50 p.m., the Public Hearing continued until no one else coming forward, the Mayor closed the Public Hearing at 9:55 p.m.

Consideration of a request by United Construction for a Special Use Permit for a drive-thru in a North Shore Bank, at approximately 7151 South 76th Street, NE 1/4 of Sec. 9, zoned PDD #16 FRANKLIN CENTRE.

- B. The Mayor called the Public Hearing to order at 7:24 p.m. Applicant presented the proposal. Approximately 15 members of the public spoke to the proposal. No one else coming forward, the Mayor closed the Public Hearing at 7:50 p.m.

Consideration of a request by REM-Wisconsin II, Inc. to amend Special Use Permit 2003-5609, dated October 27, 2003, to allow expansion of a driveway/ parking area at approximately 3177 West College Avenue, NE 1/4 of Sec. 01, zoned R-8 Multiple-Family Residence District.

- C. The Mayor called the Public Hearing to order at 10:05 p.m. Planner Booth presented the proposal. One member of the public spoke to the proposal. No one else coming forward, the Mayor closed the Public Hearing at 10:06 p.m.

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Consideration of a request by Avian at Tuckaway, LLC, to amend Special Use Permit 2003-5627, dated December 2, 2003, to change a private road to a public road, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.

Consideration of a request by Avian at Tuckaway, LLC, for a Special Exception from the Unified Development Ordinance Table 15-3.0209A, to decrease the setbacks, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.

Consideration of a request by Dennis F. Schaefer for a Special Exception from the Unified Development Ordinance SECTION 15-3.0801C, approximately 10004 South 112th Street, SE 1/4 of Sec. 30, zoned R-2 Estate Single-Family Residence District.

Consideration of a request to amend the Unified Development Ordinance Table 15-3.0603, to allow the sale of recreational vehicles as either a permitted or a special use in M-1 Limited Industrial and M-2 General Industrial Districts.

D.The Mayor called the Public Hearings for Items III.D. and III.E. to order at 10:15 p.m. Applicant presented the proposal. Two members of the public and Alderman Solomon spoke to the proposal. No one else coming forward, the Mayor closed the Public Hearing at 10:25 p.m.

E.See III.D.

F.The Mayor called the Public Hearing to order at 7:12 p.m. Applicant presented the proposal. Two members of the public spoke to the proposal. No one else coming forward, the Mayor closed the Public Hearing at 7:20 p.m.

G.The Mayor called the Public Hearing to order at 9:57 p.m. Applicant presented the proposal. Two members of the public and Alderman Olson spoke to the proposal. No one else coming forward, the Mayor closed the Public Hearing at 9:59 p.m.

BUSINESS

IV.

Request to take action on the same night as the public hearing for consideration of a request to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-6 Suburban Single-Family Residence District to B-3 Community Business District, at approximately 8551 & 8661 West Loomis Road, NE & NW 1/4 of Sec. 09.

Consideration of a request to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-6 Suburban Single-Family Residence District to B-3 Community Business District, at approximately 8551 & 8661 West Loomis Road, NE & NW 1/4 of Sec. 09.

Request to take action on the same night as the public hearing for consideration of a request by United Construction for a Special Use Permit for a drive-thru in a North Shore Bank, at approximately 7151 South 76th Street, NE 1/4 of Sec. 9, zoned PDD #16 FRANKLIN CENTRE.

Consideration of a request by United Construction for a Special Use Permit for a drive-thru in a North Shore Bank, at approximately 7151 South 76th Street, NE 1/4 of Sec. 9, zoned PDD #16 FRANKLIN CENTRE.

Consideration to find an amendment to PDD #16 FRANKLIN CENTRE to be minor for United Construction to build a North Shore Bank, at approximately 7151 South 76th Street, NE 1/4 of Sec. 9.

A. Commissioner Ritter moved and Commissioner Ziegenhagen seconded to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item III.A. immediately after a Public Hearing. Upon voice vote, all voted 'aye'. Motion carried.

B. Alderman Sohns moved and Commissioner Ritter seconded to recommend denial without prejudice of the request by the Economic Development Commission to rezone. Upon voice vote, all voted 'aye'. Motion carried.

C. Commissioner Szychlinski moved and Commissioner Skowronski seconded to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item III.B. immediately after a Public Hearing. Upon voice vote, all voted 'aye'. Motion carried.

D. Alderman Sohns moved and Commissioner Skowronski seconded to find the request met all General Standards for allowing a Special Use as required by the Unified Development Ordinance Section 15-3.0701.A., and recommend Common Council approve a special use to permit a drive-thru for North Shore Bank. Upon voice vote, all voted 'aye'. Motion carried.

E. (This item was inadvertently skipped during the meeting.)

Consideration of a request by United Construction to amend PDD #16 FRANKLIN CENTRE to allow construction of a North Shore Bank at approximately 7151 South 76th Street, NE 1/4 of Sec. 9.

Request to take action on the same night as the public hearing for consideration of a request by REM-Wisconsin II, Inc. to amend Special Use Permit 2003-5609, dated October 27, 2003, to allow expansion of a driveway/ parking area at approximately 3177 West College Avenue, NE 1/4 of Sec. 01, zoned R-8 Multiple-Family Residence District.

Consideration of a request by REM-Wisconsin II, Inc. to amend Special Use Permit 2003-5609, dated October 27, 2003, to allow expansion of a driveway/ parking area at approximately 3177 West College Avenue, NE 1/4 of Sec. 01, zoned R-8 Multiple-Family Residence District.

Request to take action on the same night as the public hearing for consideration of a request by Avian at Tuckaway, LLC, to amend Special Use Permit 2003-5627, dated December 2, 2003, to change a private road to a public road, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.

F. (This item was inadvertently skipped during the meeting.)

G. Commissioner Szychlinski moved and Commissioner Ritter seconded to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item III.C. immediately after a Public Hearing. Upon voice vote, all voted 'aye'. Motion carried.

H. Commissioner Ziegenhagen moved and Commissioner Skowronski seconded to find the request met all General Standards for allowing a Special Use as required by the Unified Development Ordinance Section 15-3.0701.A., and recommend Common Council approve a special use to permit a special use amendment to Special Use Permit 2003-5609 to allow expansion of a driveway/parking area. Upon voice vote, all voted 'aye'. Motion carried.

I. Alderman Sohns moved and Commissioner Skowronski seconded to table action on the request to the December 9, 2004, Plan Commission meeting, to allow time for the City Attorney to determine whether the requested action would set a precedent for other condominium projects. Upon voice vote, all voted 'aye'. Motion carried.

Consideration of a request by Avian at Tuckaway, LLC, to amend Special Use Permit 2003-5627, dated December 2, 2003, to change a private road to a public road, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.

J. See III.I., above.

Request to take action on the same night as the public hearing for consideration of a request by Avian at Tuckaway, LLC, for a Special Exception from the Unified Development Ordinance Table 15-3.0209A, to decrease the setbacks, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.

K. See III.I., above.

Consideration of a request by Avian at Tuckaway, LLC, for a Special Exception from the Unified Development Ordinance Table 15-3.0209A, to decrease the setbacks, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.

L. See III.I., above.

Consideration of a request by Avian at Tuckaway, LLC, to recommend to Common Council approval of a Certified Survey Map, making changes to show a public road, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.

M. See III.I., above.

Request to take action on the same night as the public hearing for consideration of a request by Dennis F. Schaefer for a Special Exception from the Unified Development Ordinance SECTION 15-3.0801C, approximately 10004 South 112th Street, SE 1/4 of Sec. 30, zoned R-2 Estate Single-Family Residence District.

Consideration of a request by Dennis F. Schaefer for a Special Exception from the Unified Development Ordinance SECTION 15-3.0801C, approximately 10004 South 112th Street, SE 1/4 of Sec. 30, zoned R-2 Estate Single-Family Residence District.

Request to take action on the same night as the public hearing for consideration of a request to amend the Unified Development Ordinance Table 15-3.0603, to allow the sale of recreational vehicles as either a permitted or a special use in M-1 Limited Industrial and M-2 General Industrial Districts.

Consideration of a request to amend the Unified Development Ordinance Table 15-3.0603, to allow the sale of recreational vehicles as either a permitted or a special use in M-1 Limited Industrial and M-2 General Industrial Districts.

N. Commissioner Ziegenhagen moved and Commissioner Bennett seconded to table action on the request to the December 9, 2004, Plan Commission meeting, to allow time to gather more information. Upon voice vote, all voted 'aye'. Motion carried.

O. See III.N., above.

P. Alderman Sohns moved and Commissioner Ritter seconded to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item III.G. immediately after a Public Hearing. Upon voice vote, all voted 'aye'. Motion carried.

Q. Commissioner Ritter moved and Alderman Sohns seconded to recommend to Common Council approval of an amendment to the Unified Development Ordinance Table 15-3.0603, to allow the sale of recreational vehicles as a special use in M-1 Limited Industrial District and M-2 General Industrial District. Upon voice vote, all voted 'aye'. Motion carried.

Consideration of a request by River Meadows Development, LLC, to recommend to Common Council approval of a preliminary plat for a 30-lot residential subdivision, to be known as River Highlands, NW 1/4 of Sec. 14, zoned R-6 Suburban Single-Family Residence District.

R. (At applicant's request, Item IV.R. was removed from the agenda.)

Consideration of a request by Tuckaway Meadows, LLC, to recommend to Common Council approval of a preliminary plat for a 28-lot residential subdivision, to be known as Tuckaway Meadows, NE 1/4 of Sec. 16, zoned R-6 Suburban Single-Family Residence District.

S. Alderman Sohns moved and Commissioner Ziegenhagen seconded to table action on this request to the Plan Commission meeting on November 18, 2004.

Consideration of a request by Briohn Design Group to discuss and comment on a concept review for a development at approximately 6802 West Rawson Avenue, SW 1/4 of Sec. 03, zoned B-2 General Business District, for a Journal Sentinel Distribution Center.

T. No action needed; none taken.

Consideration of a request by Associated Development Corp. to discuss and comment on a concept review for the development of an office building at approximately South 76th Street, West Rawson Avenue and West Loomis Road, SE 1/4 of Sec. 04, currently zoned B-3 Community Business District and B-1 Neighborhood Business District.

U. No action needed; none taken.

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Consideration of a request by Associated Development Corp. to discuss and comment on a concept review for the development of a mixed-use condominium and commercial development at approximately Old Loomis Road and West Rawson Avenue, NW 1/4 of Sec. 09, currently zoned R-3E Suburban/Estate Single-Family Residence District.

V. No action needed; none taken.

Consideration of a request by Duchow's Boat Show to approve a Temporary Use for a boat show to be held in the parking lot of Sam's Wholesale Club, approximately 6701 South 27th Street, NE 1/4 of Sec. 01, zoned PDD #13 WAL-MART/SAM'S WHOLESALE CLUB.

W. (At applicant's request, Item IV.R. was removed from the agenda.)

Consideration of a request by Riverview Pointe Partners, LLC, to approve a Monument Sign at the entrance to the subdivision, NE 1/4 of Sec. 22, zoned R-3 Suburban/Estate Single-Family Residence District.

X. Alderman Sohns moved and Commissioner Skowronski seconded to approve the monument sign as presented by Riverview Pointe Partners, LLC. Upon voice vote, all voted 'aye'. Motion carried.

Review and recommend a request to vacate a public street in the rear yard of a parcel of land located at 9518 West St. Martins Road (see attached map) to the Common Council. Referred by the Common Council at its meeting of October 5, 2004.

Y. Commissioner Ritter moved and Commissioner Szychliniski seconded to recommend to Common Council approval of a request to vacate a public street on 9518 West St. Martins Road. Upon voice vote, all voted 'aye'. Motion carried.

ADJOURNMENT

V. Commissioner Ziegenhagen moved and Commissioner Ritter seconded to adjourn the November 4, 2004, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 11:30 p.m.